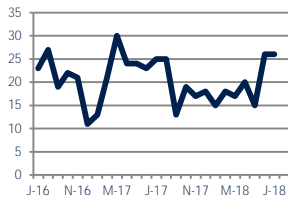


**Units Sold**

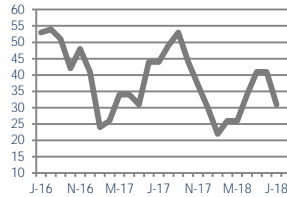
26



**Up 4%**  
Vs. Year Ago

**Active Inventory**

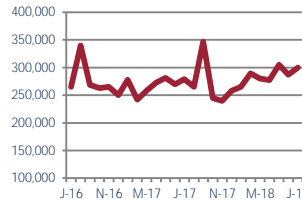
31



**Down -30%**  
Vs. Year Ago

**Median Sale Price**

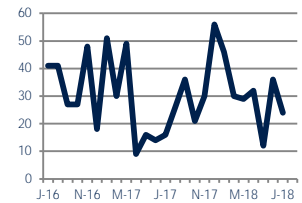
\$300,000



**Up 8%**  
Vs. Year Ago

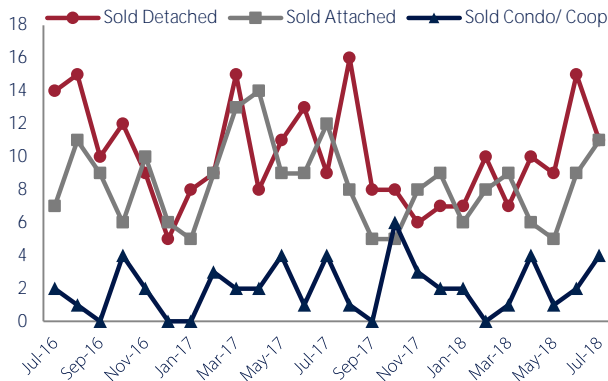
**Days On Market**

24



**Up**  
Vs. Year Ago

**Units Sold\***



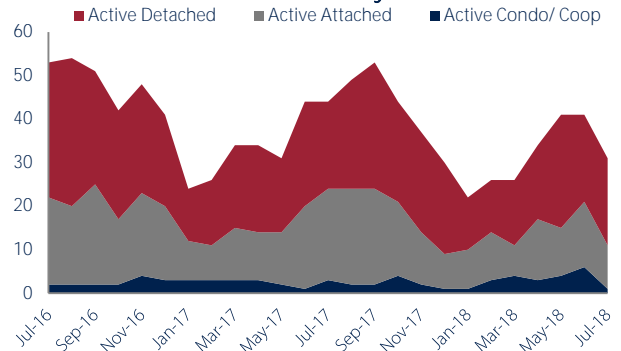
**Units Sold**

The number of units sold remained stable in July, with 26 sold this month in Manassas Park City. This month's total units sold was higher than at this time last year, an increase of 4% versus July 2017.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 13 units or 30%. The total number of active inventory this July was 31 compared to 44 in July 2017. This month's total of 31 is lower than the previous month's total supply of available inventory of 41, a decrease of 24%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last July, the median sale price for Manassas Park City Homes was \$279,000. This July, the median sale price was \$300,000, an increase of 8% or \$21,000 compared to last year. The current median sold price is 5% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



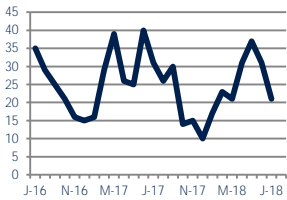
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





### New Listings

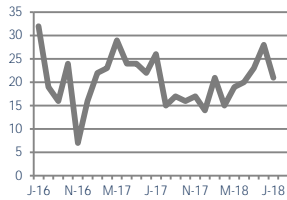
21



**Down -32%**  
Vs. Year Ago

### Current Contracts

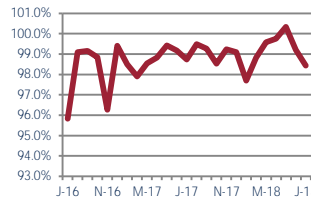
21



**Down -19%**  
Vs. Year Ago

### Sold Vs. List Price

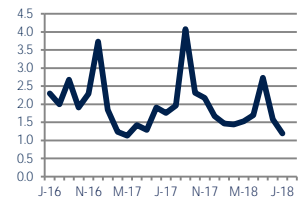
98.4%



**No Change**  
Vs. Year Ago

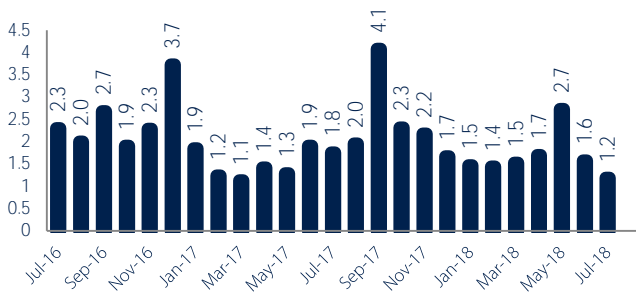
### Months of Supply

1.2



**Down -32%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

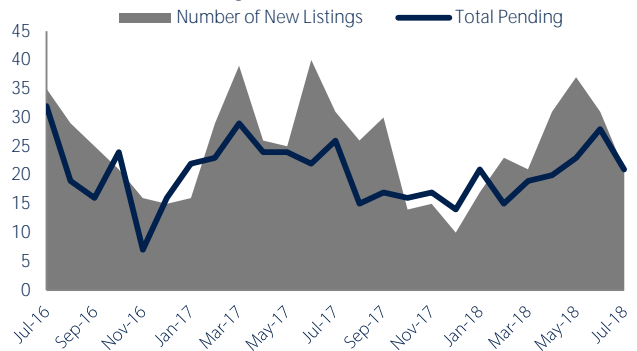
In July, there was 1.2 months of supply available in Manassas Park City, compared to 1.8 in July 2017. That is a decrease of 32% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

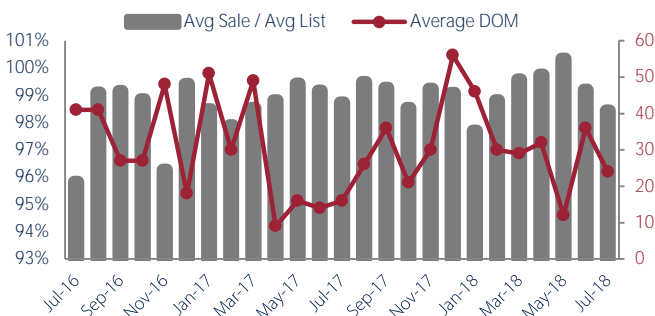
### New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Manassas Park City compared to 31 in July 2017, a decrease of 32%. There were 21 current contracts pending sale this July compared to 26 a year ago. The number of current contracts is 19% lower than last July.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In July, the average sale price in Manassas Park City was 98.4% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 16. This increase was impacted by the limited number of sales.



\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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